

# Hello & Welcome!

Winchester City Council is proposing to take forward suggestions in the Stanmore Planning Framework through the provision of new affordable housing, improvements to open space and recreation within The Valley, Stanmore.

This second consultation event is an opportunity for the Council to gain feedback from local residents regarding development in the Valley. The Council would like to hear your views and opinions on the detailed proposals for new homes and improvements to the open space.



## Why are we doing this?

There is a serious shortage of affordable homes in the Winchester District with demand hugely outstripping supply. In response to this problem, Winchester City Council initiated a programme to build new council homes. The Council has already completed developments of 3 new council homes in Otterbourne, 5 in Itchen Abbas, 21 at New Queens Gate in Stanmore and 12 in Weeks. These new developments were the first new council homes built in 25 years.

The Council is able to make significant savings by building the homes on land that it owns; this ensures that the Council can get best value for money. These savings can then be passed to future residents by way of affordable rents.



## Do we need affordable housing?

The number of applicants for affordable rented housing on the Winchester housing register (Hampshire Home Choice) currently stands at approximately 2300. Applicants on the housing register face significant waiting times before they are housed or rehoused. An applicant with an average housing need could expect to wait for four years for a one bedroom property.

There is a growing need for new homes, particularly smaller properties such as one and two bedroom homes. There are around 2300 applicants on the housing register. 65% need 1 bedroom, 25% need 2 bedrooms, whilst 10% need 3 or 4 bedrooms.



## July 2016 Consultation Feedback

We are very grateful for the comments and feedback we received from the consultation events.



**Concern about demolishing houses to provide new homes** \_we are now only proposing to demolish 1 house.



**Concerns about security** \_ we propose to light some of the paths, ensure natural surveillance, improve the path along the ridge, use dense planting to prevent access where appropriate.



**Desire to retain the large trees** \_we will only remove large trees that are in a poor condition.



**Concern about car parking** \_we are planning to provide plenty of parking spaces for the dwellings, for residents and their visitors.



**Concern about loss of key views from and into the Valley** \_we are maintaining key views by the careful location of new dwellings.



**Increased traffic around the Valley** \_each area of development will have a separate access drive to reduce the impact of traffic.



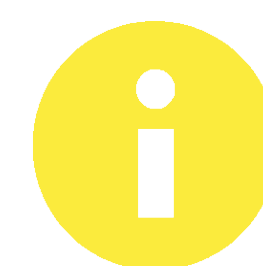
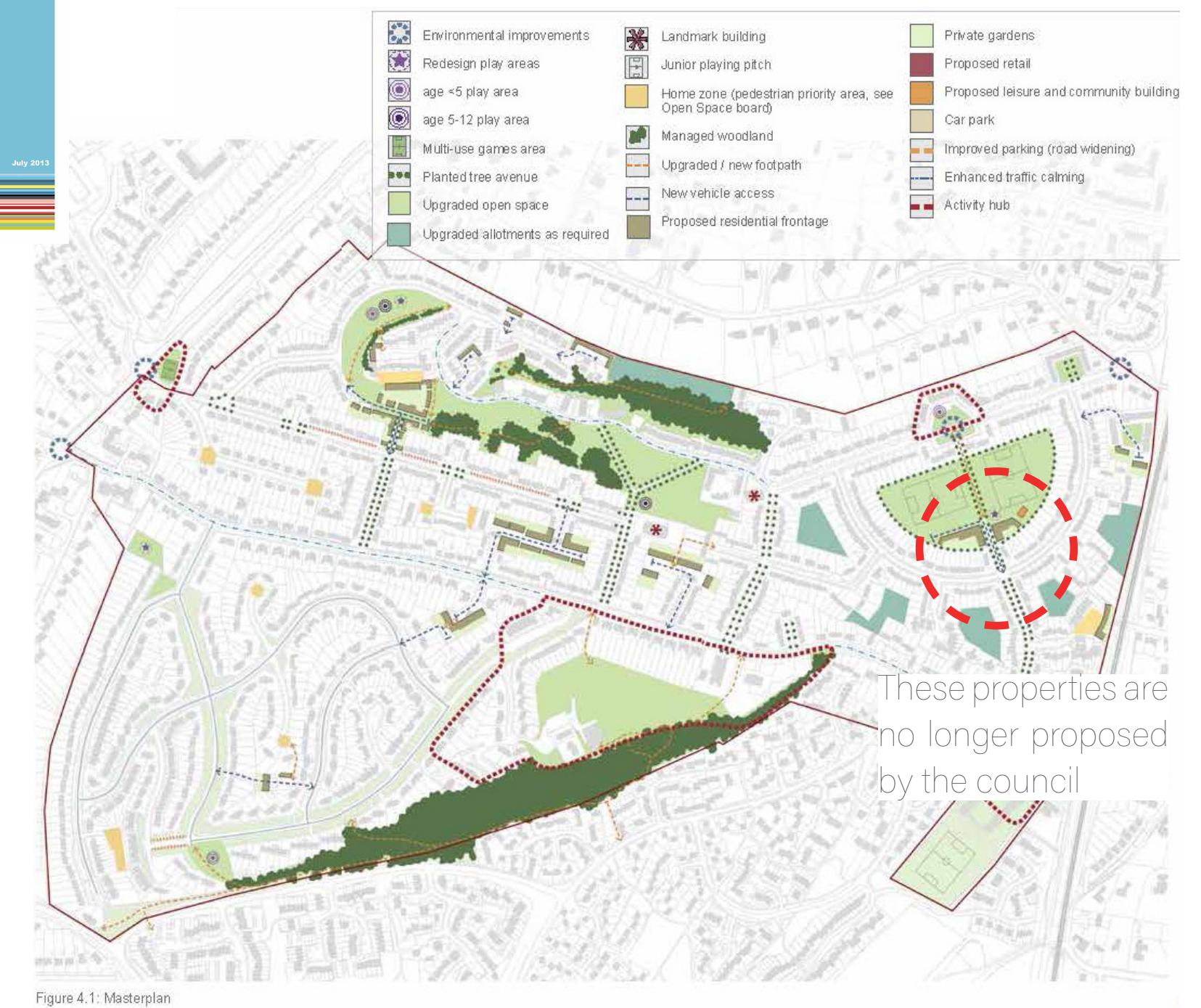
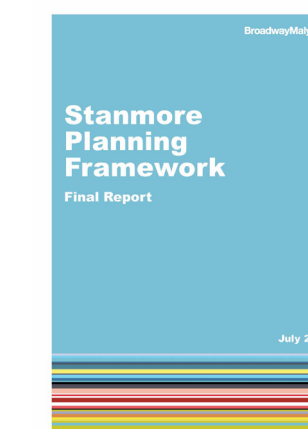
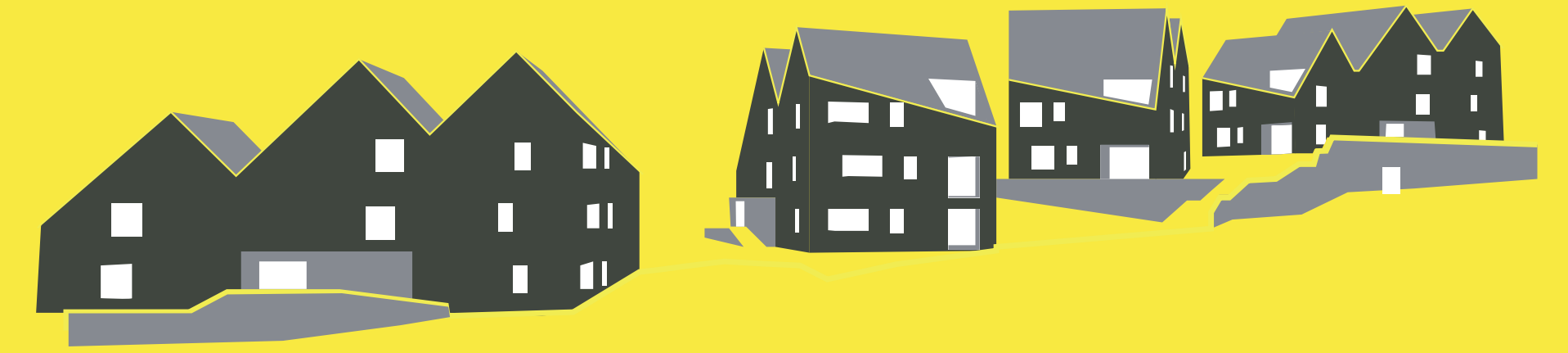
**Desire for easily accessible communal gardens for the flats** \_these are proposed as part of the scheme.



**Desire for easy access for pedestrians across the Valley** \_we are proposing a zigzag path which is suitable for wheelchair users, push-chairs etc.



**Desire for some play facilities, but to retain the open spaces** \_we are proposing some limited play facilities but with much of the open area left as informal space.



## What's next?

Thank you for attending the consultation event today.

The information on display will be moved to the Tourist Information Centre and displayed for the next 2 weeks.

Feedback received from this event will be collated and put on the Valley web-page of the Council's website by the middle of November 2016.

[www.winchester.gov.uk/housing/new-affordable-housing/considered-schemes/the-valley/](http://www.winchester.gov.uk/housing/new-affordable-housing/considered-schemes/the-valley/)

The Design Team will consider and take on board feedback from the local community for their final designs to be submitted with the planning application.

We expect to submit a planning application by the end of December 2016.









Wilberforce Close Proposed Site Plan (nts)



St. Luke's Proposed Site Plan (nts)





Axonometric Looking Up The Valley

The Valley Long Site Section



Section Key:  
The Valley Long Site Section





Axometric Looking Down The Valley





View Key:  
Wilberforce Close View

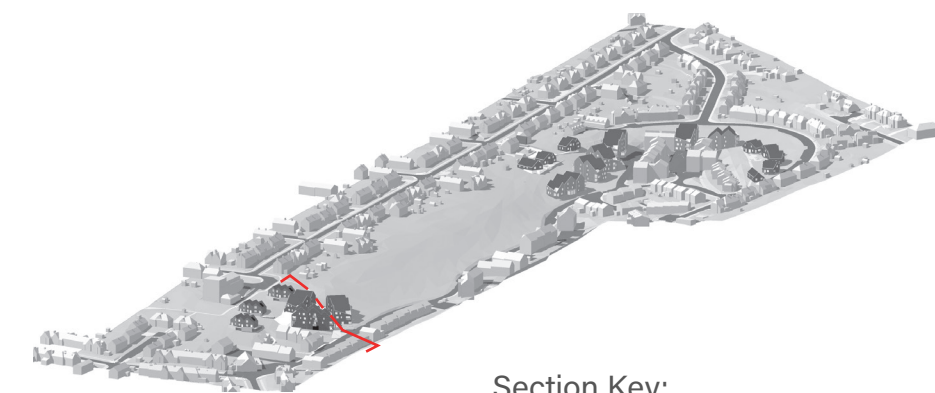


Wilberforce Close View (Before)





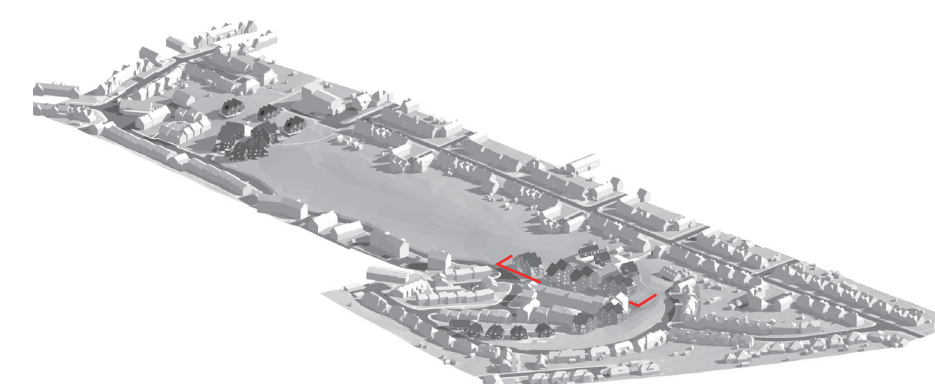
St. Luke's Section AA



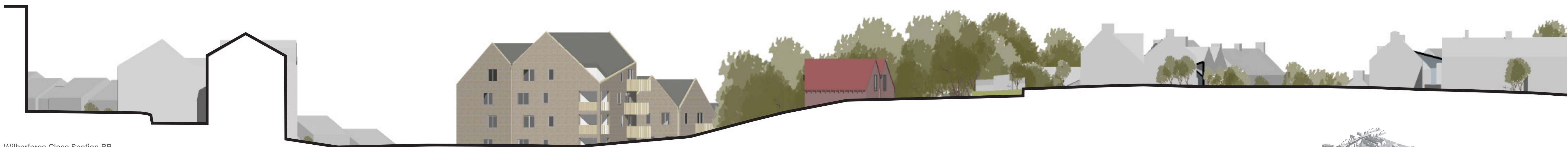
Section Key:  
St. Luke's Section AA



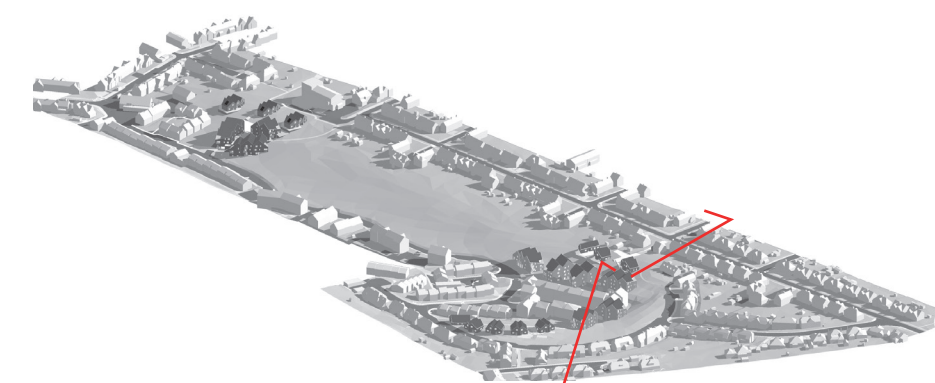
Wilberforce Close Section AA



Section Key:  
Wilberforce Close Section AA



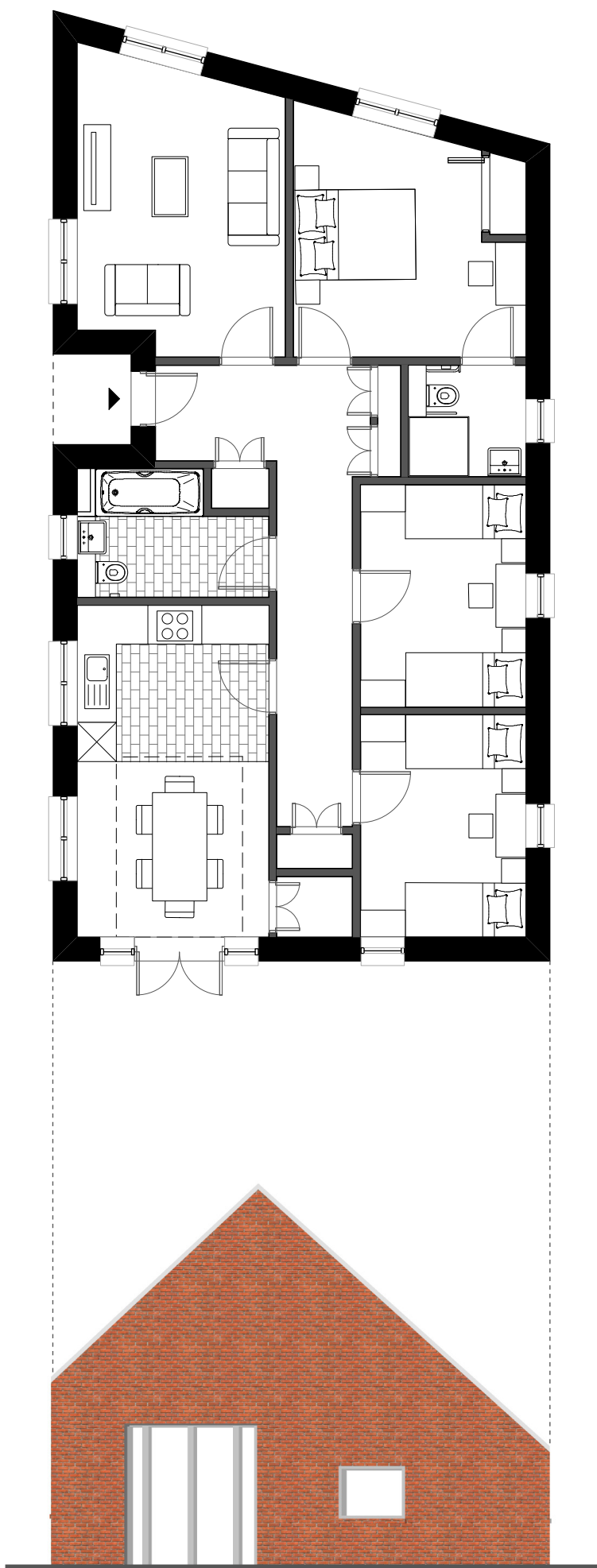
Wilberforce Close Section BB



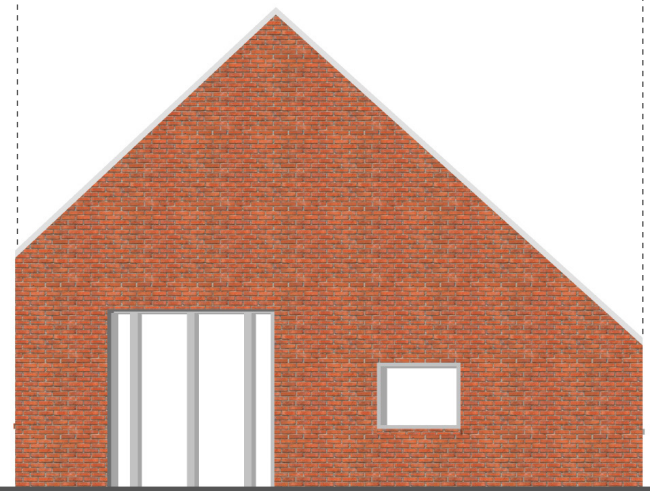
Section Key:  
Wilberforce Close Section BB



# Two/Three-Bedroom House Typologies

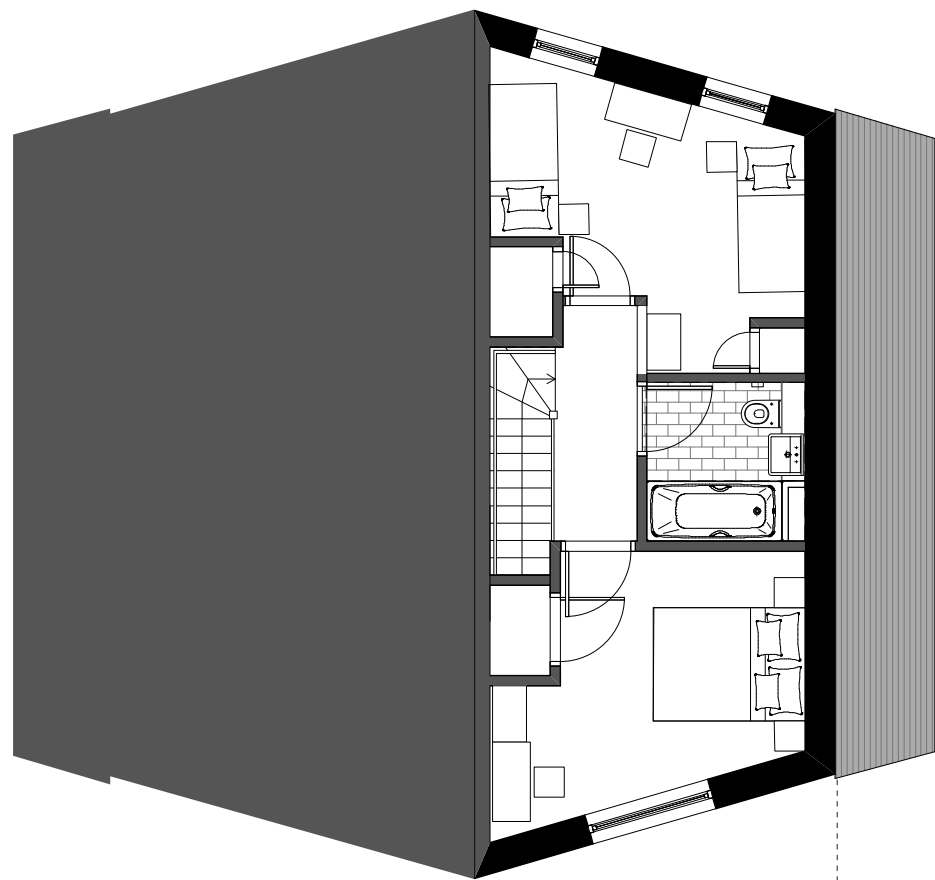


Ground Floor Plan  
Total 100sqm

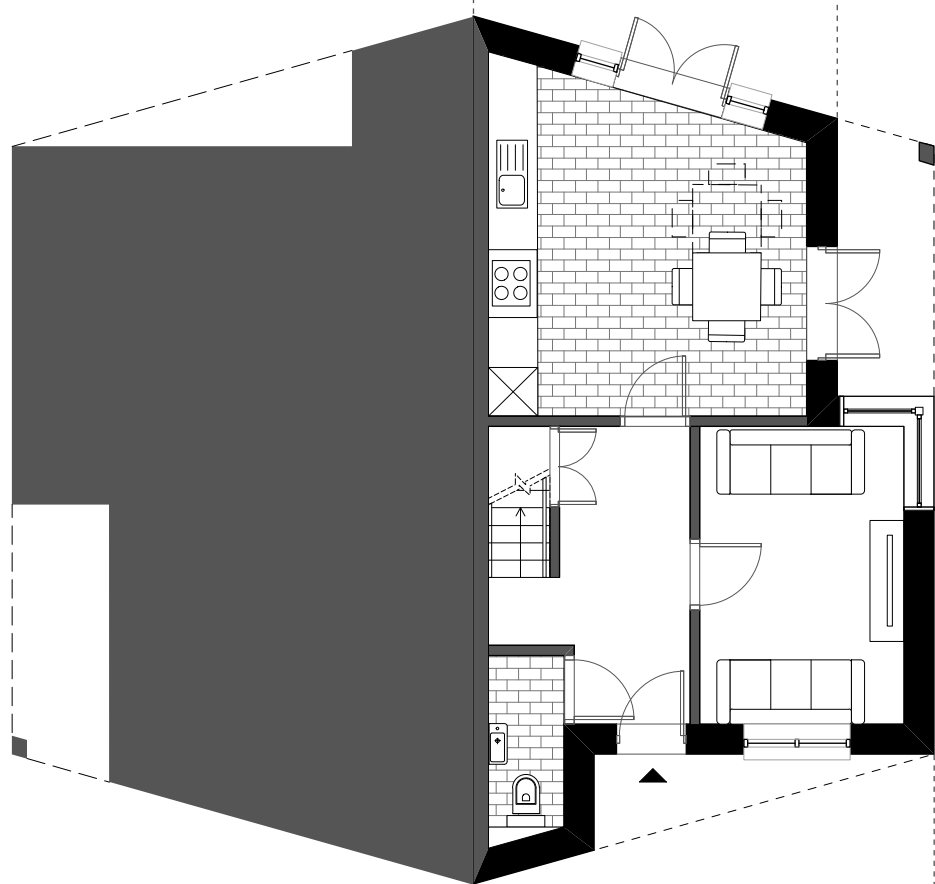


Phase 1A  
Three-Bedroom Bungalow

Ground Floor \_ 100sqm  
Total \_ 100sqm



First Floor Plan  
Total 39sqm

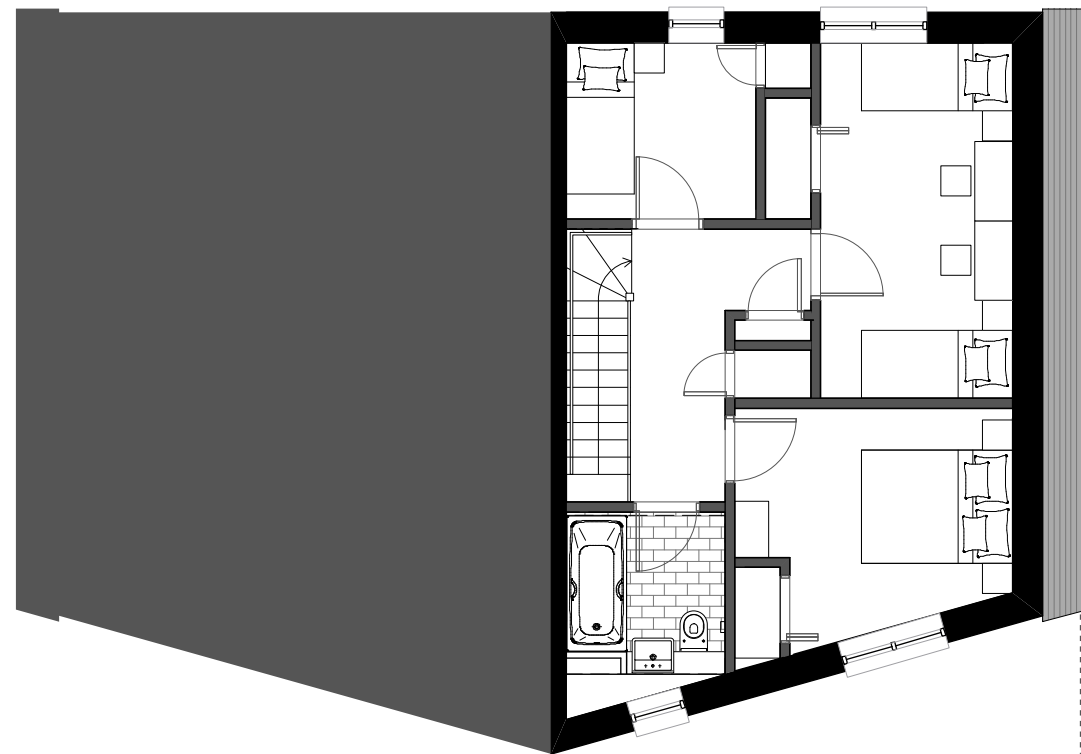


Ground Floor Plan  
Total 42sqm

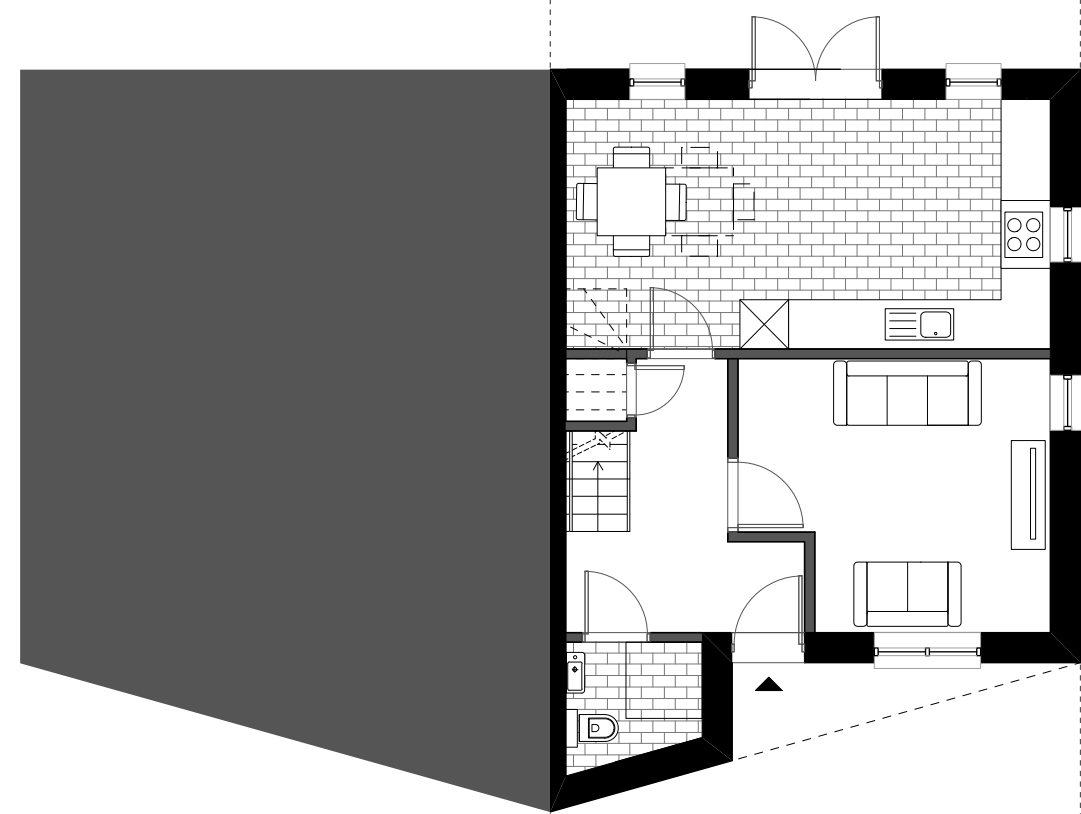


Phase 1A  
2 x Two-Bedroom House

Ground Floor \_ 42sqm  
First Floor \_ 39sqm  
Total \_ 81sqm



First Floor Plan  
Total 48sqm



Ground Floor Plan  
Total 48sqm

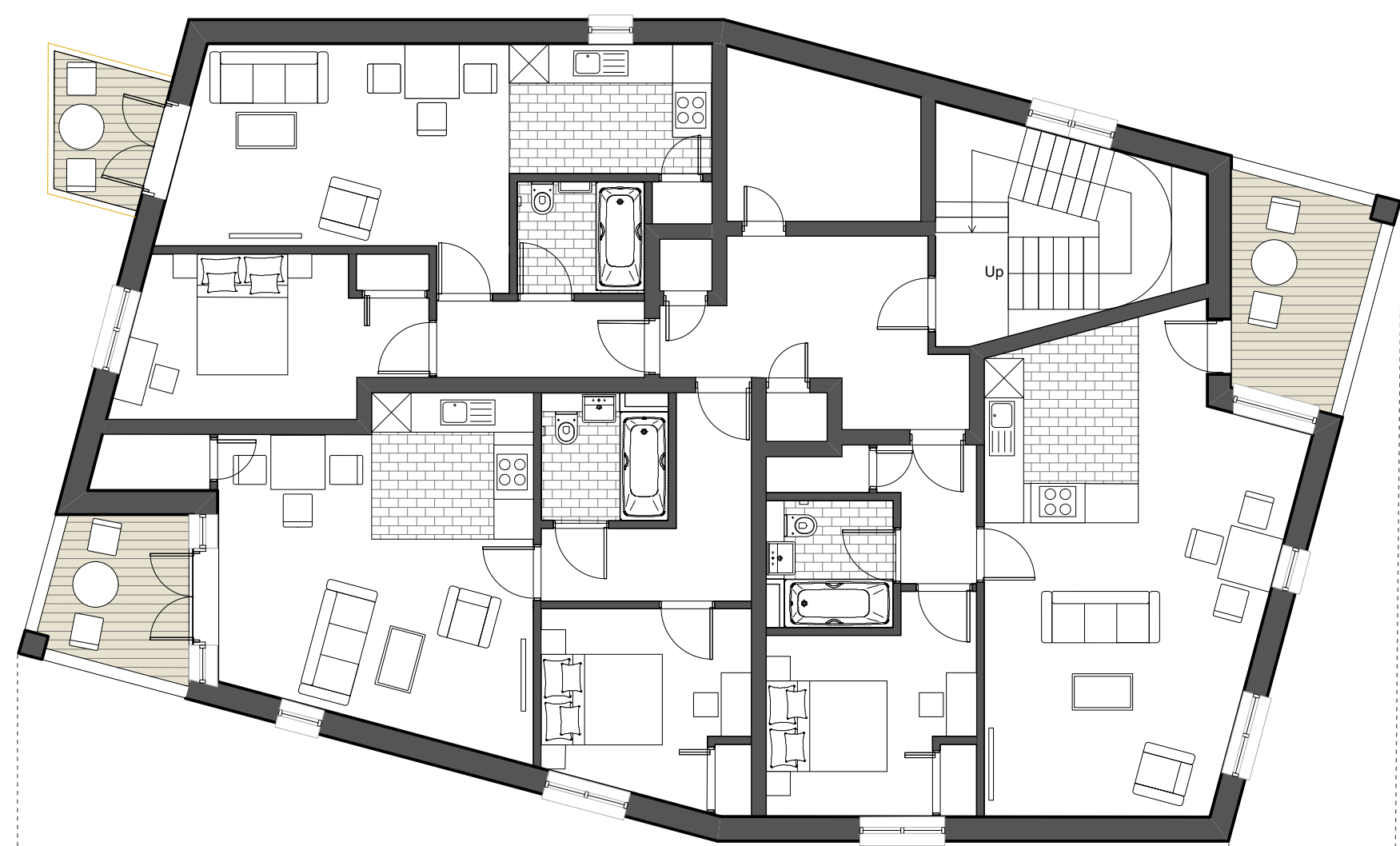


Phase 2B  
2 x Three-Bedroom House

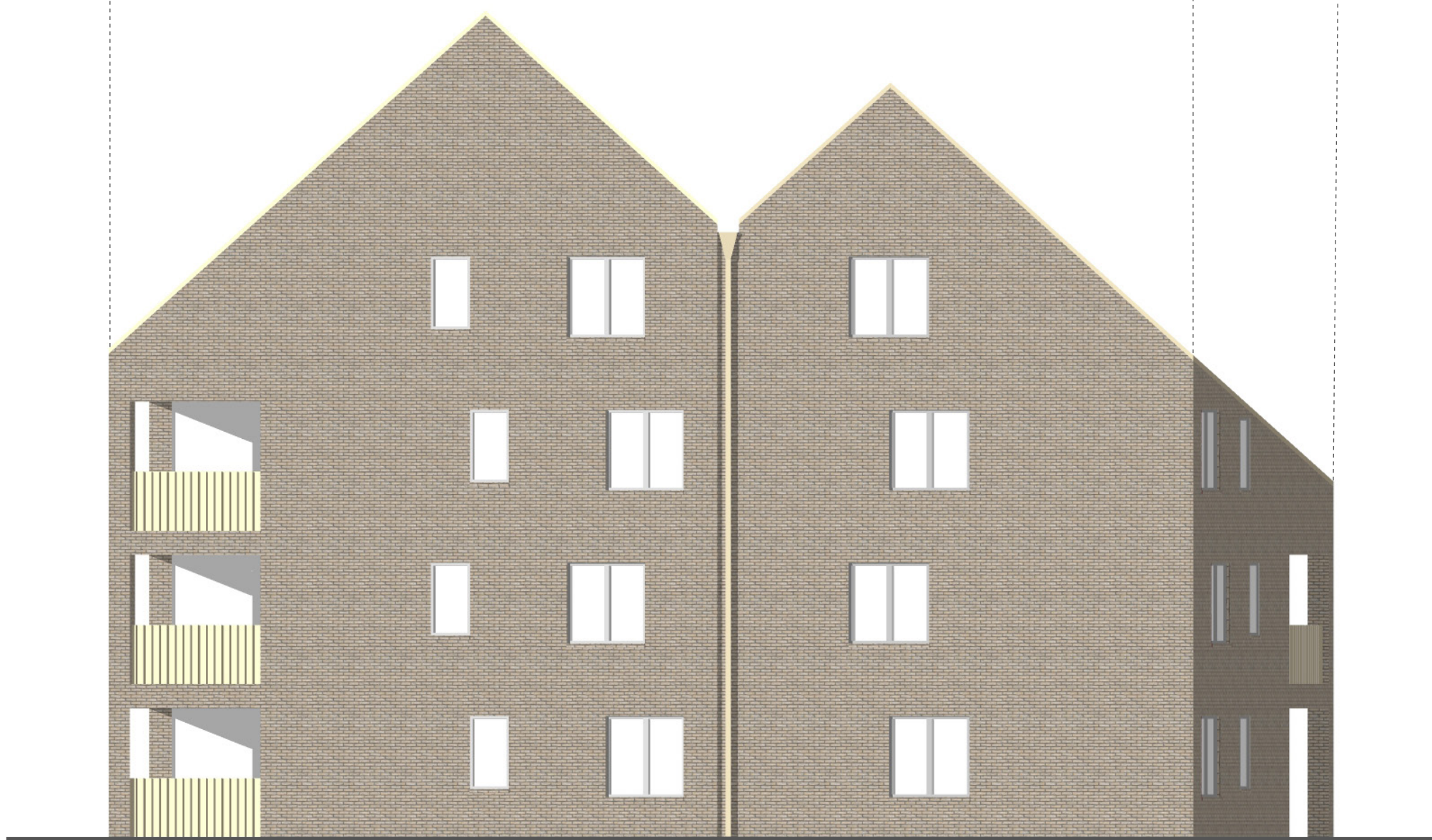
Ground Floor \_ 48sqm  
First Floor \_ 48sqm  
Total \_ 96sqm



# One-Bedroom Apartment Typologies



Typical First Floor Plan  
One-Bedroom Apartments



Front Elevation  
One-Bedroom Apartments  
Total \_ 50sqm per Unit



Side Elevation  
One-Bedroom Apartments



# Two-Bedroom Apartment Typologies



Typical First Floor Plan  
Two-Bedroom Apartments

Front Elevation  
Two-Bedroom Apartments

Total ~ 70sqm per Unit

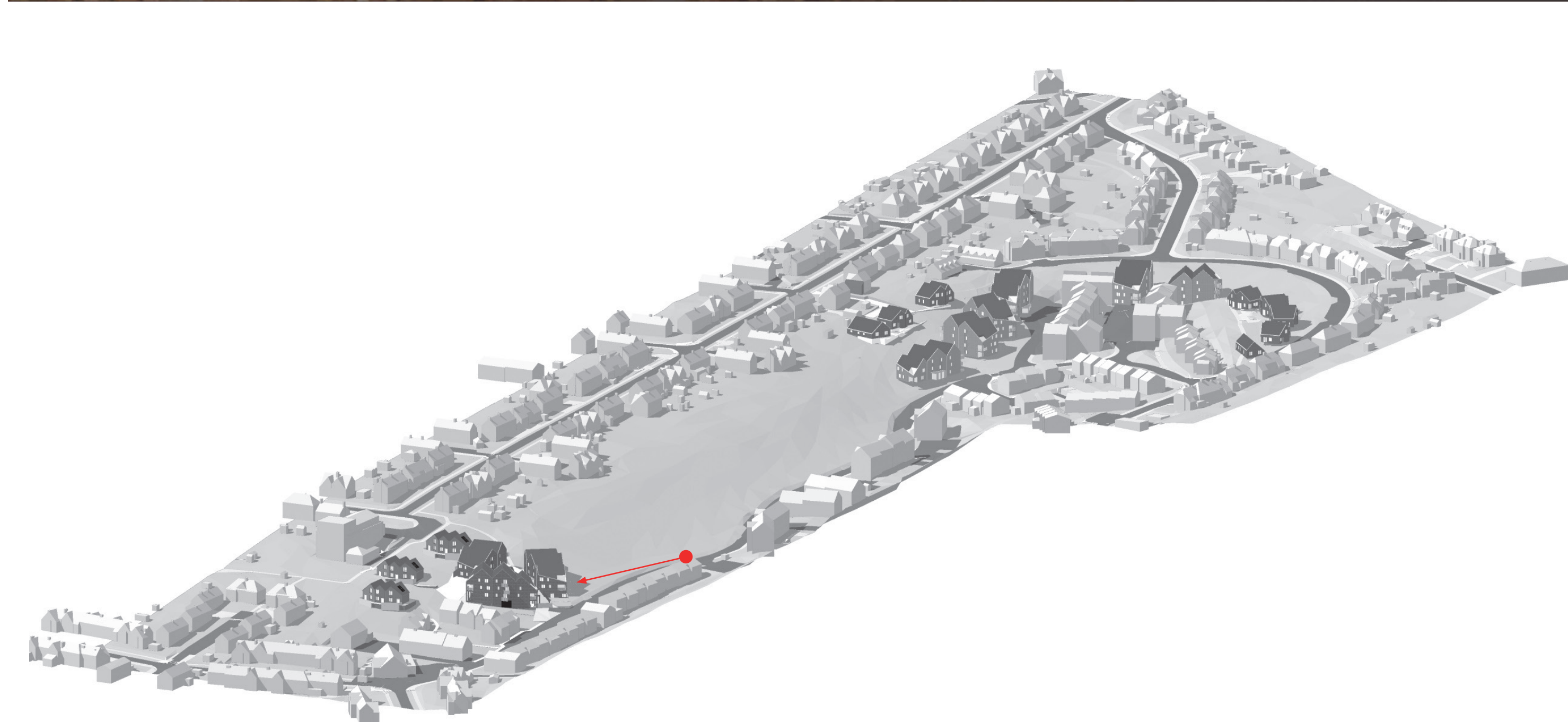


Side Elevation  
Two-Bedroom Apartments





St. Luke's View One (After)



View Key:  
St. Luke's View One

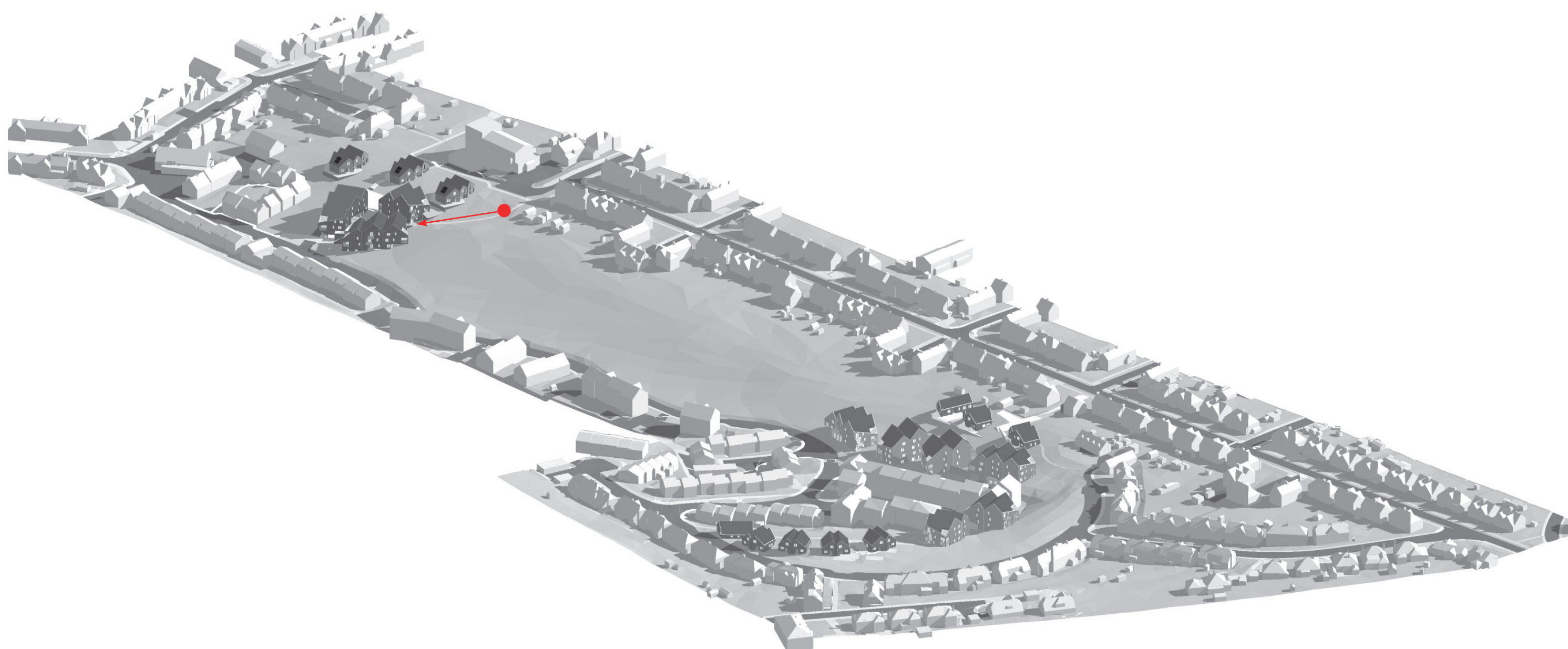


St. Luke's View One (Before)





St. Luke's View Two (After)



View Key:  
St. Luke's View Two



St. Luke's View Two (Before)